

**Conditional Use Permit 01-198
Mitigation Monitoring Program**

Impact Mitigation	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
Geology/Soil Applicant shall submit a detailed liquefaction analyses to the satisfaction and approval of the DPW.	Project Applicant	Submittal and approval of a detailed liquefaction analyses	DPW	Prior to issuance of grading/building permit
Drainage/Flood Protection Applicant shall comply with all requirements of the drainage concept that was approved on July 15, 2002.	Project Applicant	Comply with all requirements of the drainage concept	DPW	Prior to the issuance of grading permit

<p>Noise</p> <p>Applicant shall construct a screen wall separating the project from the single-family residences to the south of the project site to the satisfaction of the Department of Health Services.</p>	Project Applicant	Construct a sound wall	DHS	Prior to the issuance of certificate of occupancy
No outdoor public address system and no outdoor mechanical trash compacter shall be installed on site.	Project Applicant	No installation of outdoor public address system or outdoor mechanical trash compacter	DHS	During the entire lifetime of project
There shall be at least a 80' setback on the rooftops bordering residential areas where no equipments or structures shall be placed.	Project Applicant	No equipments / structures shall be placed within 100' setback on the rooftops	DRP	During entire lifetime of project

Water Quality Applicant shall comply with the NPDES requirements that must incorporate permanent post-construction Best Management Practice (BMP) of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works. The BMP shall be reviewed and approved by DPW prior to the issuance of a building permit.	Project Applicant	Acquire NPDES permit	CRWQCB DPW	Prior to the issuance of the building permit
Traffic / Access Applicant shall combine the two north driveways on Peck Road to provide full access to the satisfaction of DPW	Project Applicant	Combine the two north driveways on Peck Road	DPW	Prior to the issuance of grading/building permit
Applicant shall submit a detailed striping plan and a revised site plan showing the internal circulation and the required improvements to the satisfaction and approval from the DPW	Project Applicant	Submit a detailed striping plan and a revised site plan	DPW	Prior to the issuance of building permit
Utilities Applicant shall demonstrate to the satisfaction of Environmental Health section of the Department of Health Services that adequate public water service and public sanitary sewer are provided	Project Applicant	Submit all required information to DHS to their satisfaction and approval	DHS	Prior to the issuance of building permit
Applicant shall implement a recycling program by providing adequate waste storage area for the collection/storage of recyclables and green waste material during the entire lifetime of the project	Project Applicant	Implement a recycling program	DPW	During entire lifetime of project

All street lights installed along the street frontage of a development shall be annexed into the appropriate Los Angeles County Lighting Maintenance District. Applicant shall execute and approve a separate petition for annexation into a Los Angeles County Lighting District upon written request by the City of Industry	Project Applicant	Annex street lights along street frontage into the appropriate Los Angeles County Lighting Maintenance District	City of Industry	Prior to issuance of the building permit or upon written request by the City of Industry
Applicant shall obtain an Industrial Waste Permit from the City Engineer as required by the City of Industry Conditions.	Project Applicant	Obtain Industrial Waste Permit	DPW	Prior to issuance of the building permit
Land Use/General Prior to approval of certificate of occupancy, applicant shall record a covenant to hold property as one parcel with the County Clerk	Project Applicant	Record a covenant to hold property as one parcel with the County Clerk	City of Industry DRP	Prior to approval of certificate of occupancy
Applicant shall submit a landscape plan to be reviewed and approved by DRP and the City of Industry engineer	Project Applicant	Submit a landscape plan	DRP City of Industry	Prior to issuance of the building permit

Key: BMP = Best Management Practice
 DHS = Los Angeles County Department of Health Services
 DPW = Los Angeles County Department of Public Works
 DRP = Los Angeles County Department of Regional Planning
 CRWQCB = California Regional Water Quality Control Board
 NPDES = National Pollution Discharge Elimination System